



Fidelity National Title - Team Title Guy

La Verne, CA

REPORT FOR 5/4/2026

Single-Family Homes

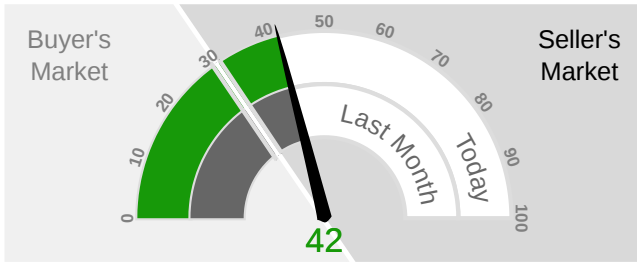


Have you seen the markets? Rates, DOM, Inventory?

This week the median list price for La Verne, CA is \$1,062,000 with the market action index hovering around 42. This is about the same as last month's market action index of 42. Inventory has increased to 36.

MARKET ACTION INDEX

This answers "How's the Market?" by comparing rate of sales versus inventory.



Slight Seller's Advantage

MARKET NARRATIVE

Home sales have been exceeding new inventory for several weeks. However prices have not yet stopped falling. Since the market is already in the Seller's zone, expect prices to level off very soon. Should the sales trend continue expect that prices could climb from there.

MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

| Median Price | Sq. Ft. | Lot Size | Beds | Bath | Age | New | Absorbed | DOM |
|--------------|---------|---------------------|------|------|-----|-----|----------|-----|
| \$1,835,000 | 3,895 | 0.25 - 0.5 acre | 5 | 3 | 31 | 0 | 4 | 56 |
| \$1,299,000 | 2,563 | 8,000 - 10,000 sqft | 4 | 2.5 | 39 | 1 | 1 | 14 |
| \$998,000 | 2,140 | 6,500 - 8,000 sqft | 4 | 2 | 60 | 0 | 0 | 49 |
| \$799,988 | 1,757 | 6,500 - 8,000 sqft | 3 | 2 | 62 | 1 | 2 | 28 |

REAL-TIME MARKET PROFILE

| | | |
|------------------------------|--|-------------|
| Median List Price | | \$1,062,000 |
| Median Price of New Listings | | \$932,500 |
| Per Square Foot | | \$473 |
| Average Days on Market | | 86 |
| Median Days on Market | | 42 |
| Price Decreased | | 33% |
| Price Increased | | 0% |
| Relisted | | 11% |
| Inventory | | 36 |
| Median Rent | | \$3,675 |
| Market Action | | 42 |

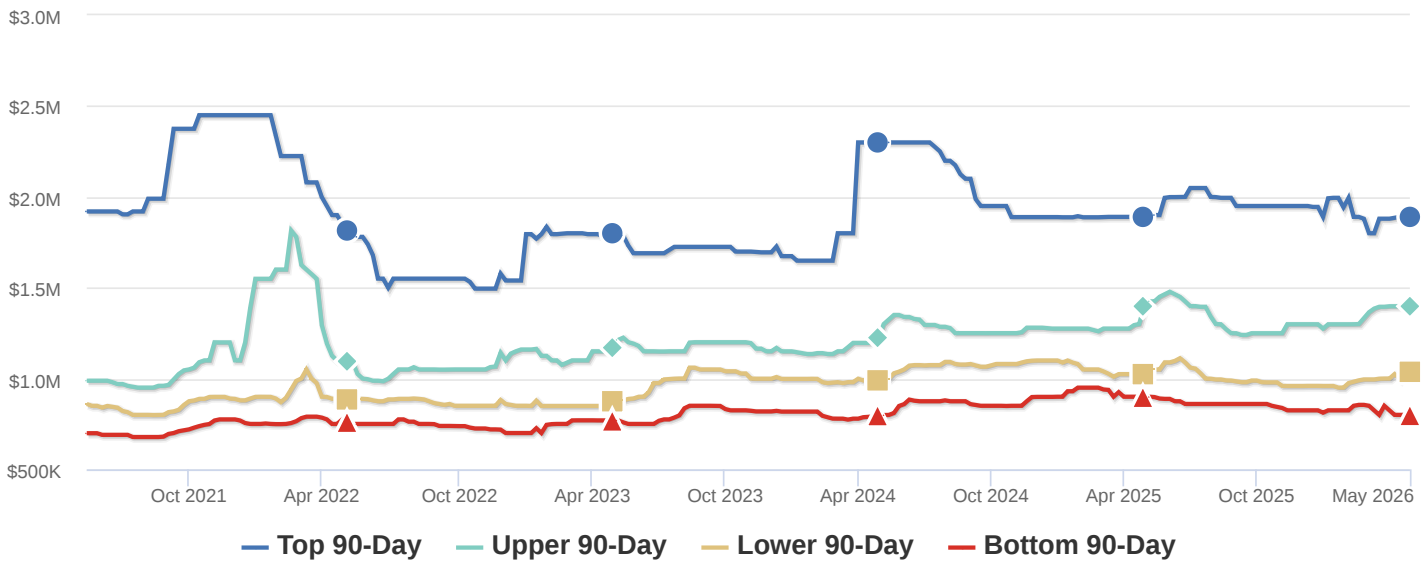
Slight Seller's Advantage

MEDIAN LIST PRICE

Again this week we see a downward notch for prices. Pricing has been weak in recent weeks and versus their absolute-high levels. The Market Action Index is a good leading indicator for the durability of this trend.

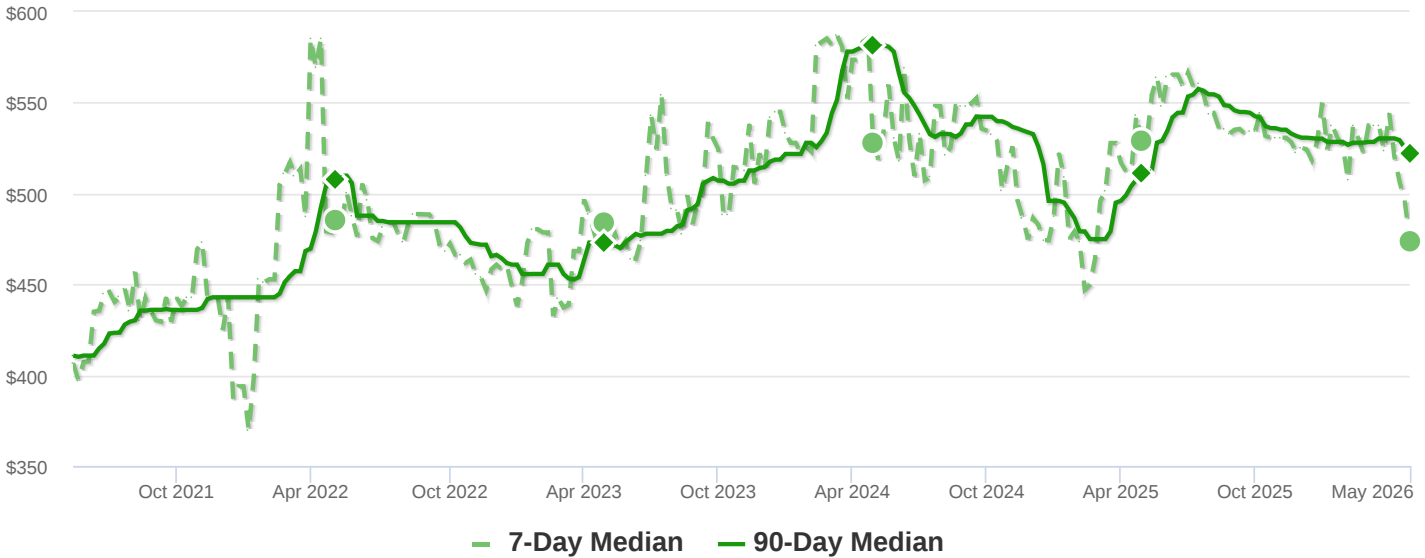


SEGMENTS



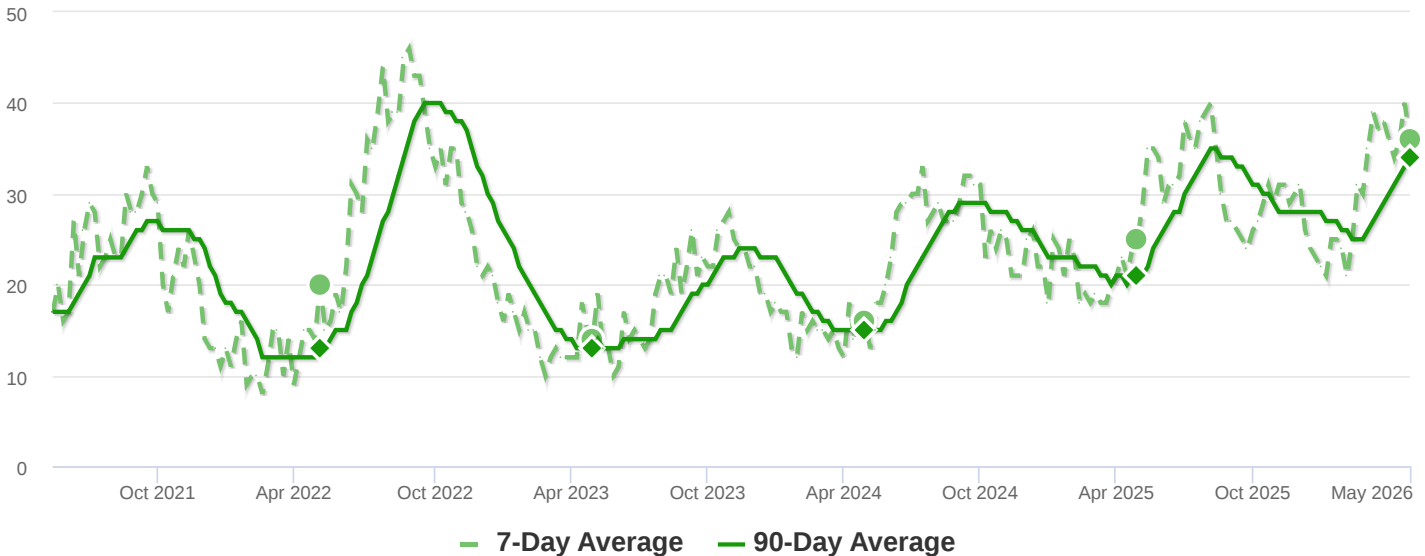
PRICE PER SQUARE FOOT

The market's downward trends are shared across both price and value. People are recently placing less value on homes (you can see the recent declines in price per square foot as evidence.) Look for significant changes in the Market Action Index as a precursor to price and value changes, possibly as inflection points for good investment opportunities.



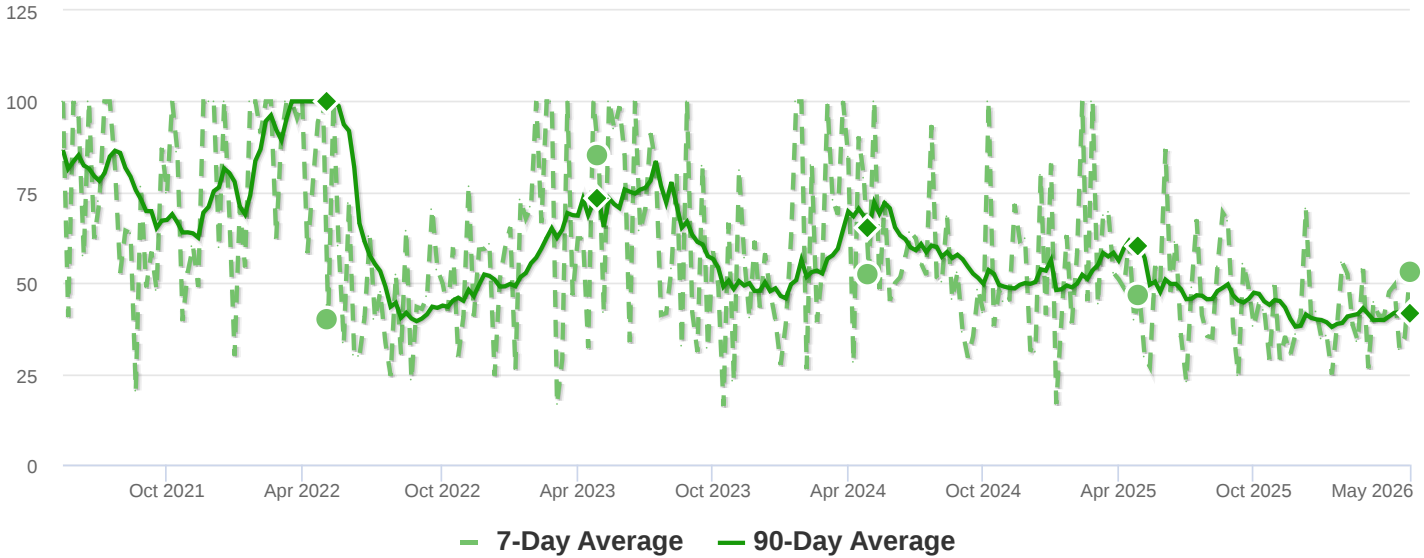
INVENTORY

Inventory has been climbing lately. Note that rising inventory alone does not signal a weakening market. Look to the Market Action Index and Days on Market trends to gauge whether buyer interest is keeping up with available supply.

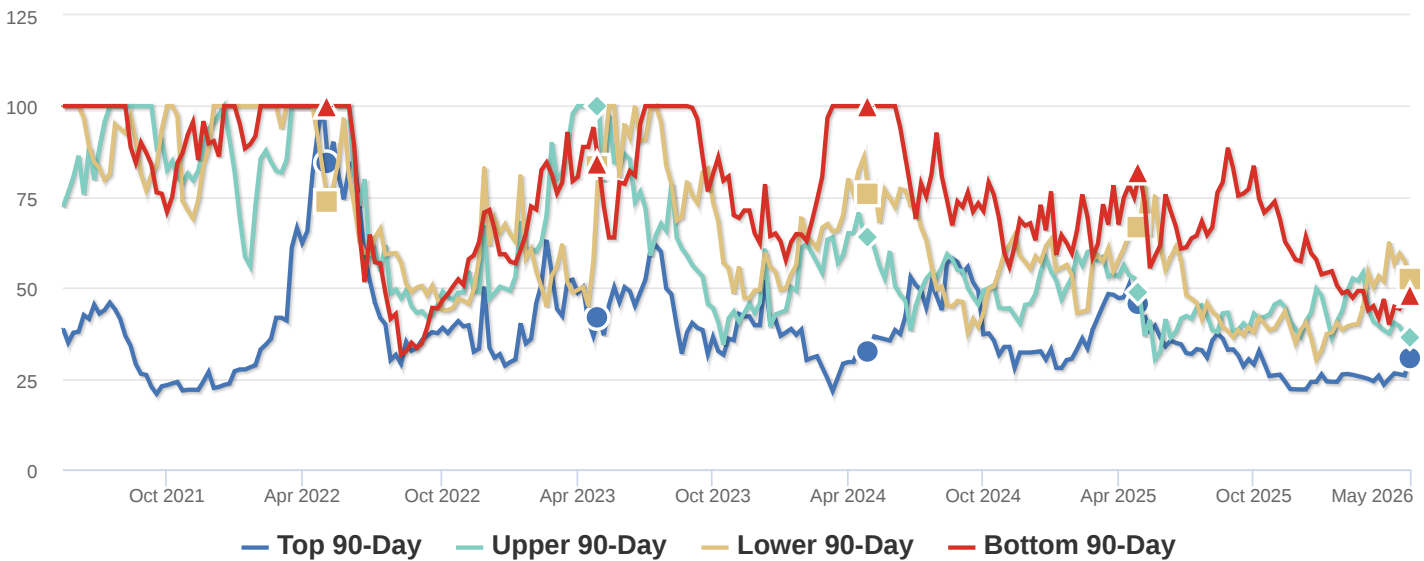


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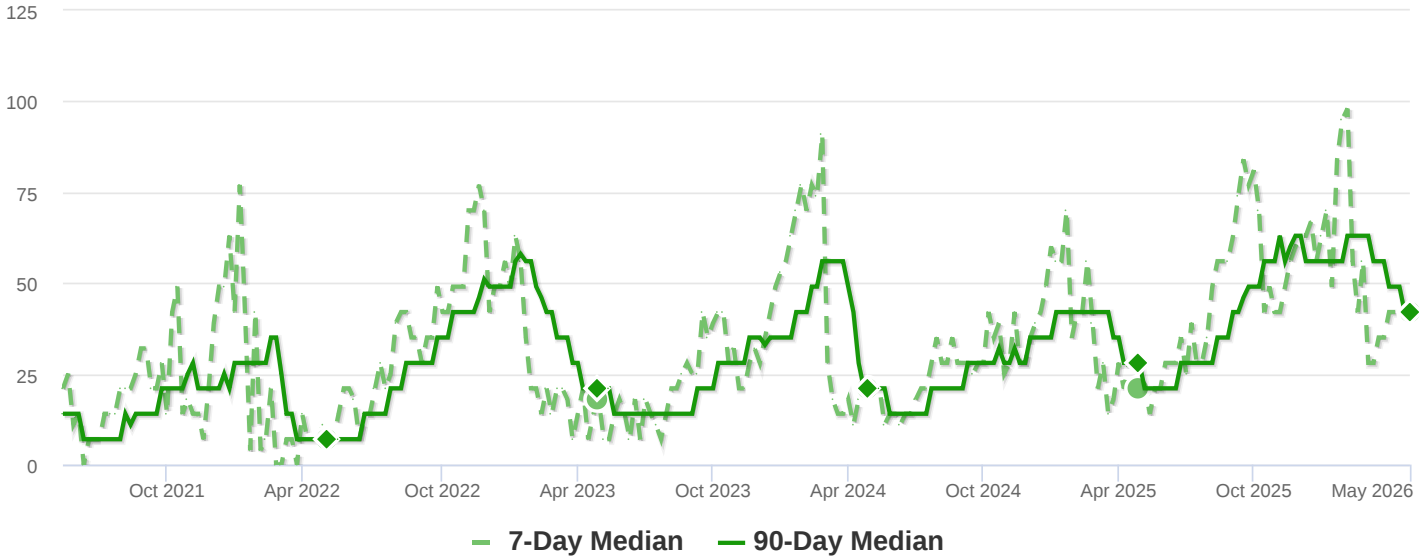


MARKET ACTION SEGMENTS



MEDIAN DAYS ON MARKET (DOM)

The properties have been on the market for an average of 86 days. Half of the listings have come newly on the market in the past 42 or so days. Watch the 90-day DOM trend for signals of a changing market.



SEGMENTS

It is not uncommon for the higher priced homes in an area to take longer to sell than those in the lower quartiles.

